085.0	0005	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 675,600 / 675,600
					USE VALUE: 675,600 / 675,600
					ASSESSED: 675,600 / 675,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER JOHN & INGRID J
Owner 2:	
Owner 3:	
Street 1:	24 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARTERBERRY MELODIE H -
Owner 2:	-
Street 1:	955 MASS AVENUE
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02139

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	255,600		420,000	675,600
Total Card	0.138	255,600		420,000	675,600
Total Parcel	0.138	255,600		420,000	675,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.42 | /Parcel: 489.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53818
GIS Ref
GIS Ref
Insp Date 08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0008.0

!6952!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,500	0	6,000.	420,000	675,500	675,500	Year End Roll	12/18/2019
2019	101	FV	209,800	0	6,000.	414,000	623,800	623,800	Year End Roll	1/3/2019
2018	101	FV	216,500	0	6,000.	318,000	534,500	534,500	Year End Roll	12/20/2017
2017	101	FV	216,500	0	6,000.	300,000	516,500	516,500	Year End Roll	1/3/2017
2016	101	FV	216,500	0	6,000.	276,000	492,500	492,500	Year End	1/4/2016
2015	101	FV	204,800	0	6,000.	258,000	462,800	462,800	Year End Roll	12/11/2014
2014	101	FV	204,800	0	6,000.	237,600	442,400	442,400	Year End Roll	12/16/2013
2013	101	FV	204,800	0	6,000.	237,600	442,400	442,400		12/13/2012

PRINT

Date	Time
12/10/20	21:38:51

LAST REV

Date	Time
09/11/18	12:14:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6952

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARTERBERRY MELO	32348-87		2/3/2001		308,000	No	No		
ARTERBERRY TREN	29650-432		1/12/1999	Family	1	No	No		Y

USER DEFINED

Prior Id # 1:	53818
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2002	189	Redo Kit	21,000	C				REMODEL KITCHEN AN
10/18/1993	528	Porch	3,500					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Inspected	163	PATRIOT
3/4/2009	Entry Denied	372	PATRIOT
4/2/2001	MLS	MM	Mary M
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370485
Depreciation:	114850
Depreciated Total:	255634

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

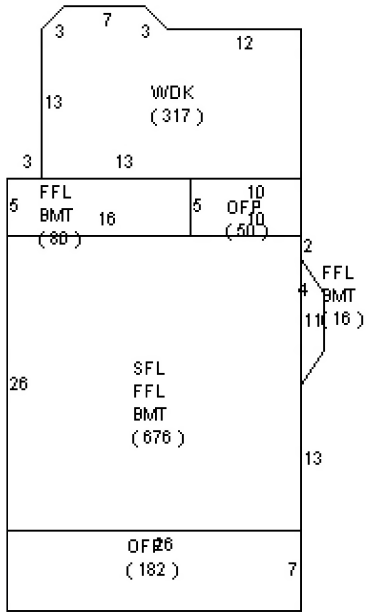
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.11
Special Features:	0	Val/Su Net:	94.63
Final Total:	255600	Val/Su SzAd	185.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	772	51.630	39,860
FFL	First Floor	772	172.110	132,867
SFL	Second Floor	608	172.110	104,710
WDK	Deck	317	9.340	2,960
OFP	Open Porch	232	24.080	5,587

Net Sketched Area:	2,701			Total:	285,984
Size Ad	1380.3999	Gross Are	2769	FinArea	1380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	